

Comments on  
**9/17/10 Draft**  
**2040 General Plan**

Submitted by: Dave Fadness, 10/9/10

1. We spoke repeatedly over the past several years about the need to clearly define, up front, the important term “sustainable” as used throughout the GP text to include (unless otherwise stated) consideration of our environment, our economy, and our city’s fiscal condition. This needs to be done in order to emphasize the Task Force’s more comprehensive vision of a term which has often been used elsewhere only in the context of our environment.
2. I suggest that we insert the following sentence at the beginning of the Executive Summary and as the opening sentence on page 2 of Chapter 1: *The goal of this General Plan is to achieve economic, fiscal, and environmental sustainability for the City of San Jose.*
3. Acknowledgements could be included in an appendix at the end of the document.
4. Chapter 1, page 11, second line in last paragraph: “...is likely to ~~support~~ others as well.”
5. Chapter 1, page 18, third line in second paragraph: “...and creative ~~talent~~ jobs in San Jose’s...”
5. Chapter 1, page 18, last bullet point: “...side by side ~~to~~ with award-winning...” (or “~~side-by-side~~ adjacent to award-winning...”).
6. Chapter 1, page 20: “Fiscally Strong City” should be shown on Page 14, heading the list among City Concepts.
7. Chapter 1, page 36: The critical importance of Routes 85 and 87 should be emphasized in the discussion of San Jose’s land use/transportation accomplishments. Much of our city was built on the assumption that these two freeways would be available. Before they were, large portions of our city were virtually dysfunctional. Today, Routes 85 and 87 carry large volumes of daily commuter, emergency service, and commercial traffic that once flowed through our neighborhood streets. They make our city functional. Working in conjunction with Route 237 and widened Route 101 (like 85, products of our first-in-state “self-help” 1984 Measure A) these roadways are essential elements of mobility and economic development in our city.
8. Chapter 1, page 37, third line: what are “neo-traditional housing forms”?
9. Chapter 1, page 38, second paragraph: Is “Framework, as a Guideline, To Evaluate Proposed Conversions of Employment Lands to Other Uses/Employment Lands Preservation Framework (2004-2007.” a headline or just another paragraph? If a headline, shouldn’t it be underlined as the others are? Couldn’t it be more succinctly stated as “Employment Land Preservation Framework”?
10. Chapter 1, page 69, third paragraph, fourth line: “~~As~~ **A**n important Envision goal...”
11. Chapter 1, page 70, all three bullet points and last paragraph: “should” or “**shall**”?
12. Chapter 2, page 6, Actions: Items IE-2.9 thru IE-2.11 should be **IE-2.8**, **IE-2.9**, and **IE-2.10**.
13. Chapter 3, page 5: MS-3.1 “Require ~~landscaping~~ for all new commercial...”
14. Chapter 3, page 22, MS-20.2, line 3: “...having a high degree of aquifer vulnerability...”

15. Chapter 3, page 22, MS-21.5, line 5: "...should be given to the..."
16. Chapter 3, page 53: Water Supply, Sanitary Sewer and Storm Drainage should include mention of and a strategy for storm water capture.
17. Chapter 4, page 3, last paragraph: "...A vast array of factors ~~contributes~~ to the..."
18. Chapter 4, page 9, CD-1.10: "...pleasing pedestrian-oriented environment~~s~~ for new building frontages, include..."
19. Chapter 4, page 9, CD-1.11: "...of surrounding development. Unless it is appropriate to the site and context, franchise-style architecture..."
20. Chapter 4, page 16, CD-4.12: "For structures~~r~~ other than buildings,..."
21. Chapter 4, page 21, CD-8 Residential Neighborhoods: All references here and elsewhere to private streets should require that they be designed and built to city street standards.
22. Chapter 4, page 32, ES-1.5: "...the need for new schools, ~~may lead to~~ school closures, ~~may require~~ the re-opening of closed schools, or ~~may lead to~~ the decision that..."
23. Chapter 4, page 33, last line: I am sad to see that providing square feet of space is now the only measure of success in meeting San Jose's need for libraries.
24. Chapter 5: I don't find in this document our long-standing, and very clear General Plan proscriptions regarding development above the 7%, 15%, and 30% slope lines. Our Task Force never asked that they be removed. Please reinstate them as detailed in our existing GP2020 (Ref: pages 79, 80, and 81).
25. Chapter 5, page 2, fifth paragraph: The statement that "For over three decades, San Jose has implemented smart growth policies" is in conflict with Chapter 1, page 39, which says that San Jose started using this approach in 2001.
26. Chapter 5, page 3, first bullet point: Is it "180,000 passengers per day" or "180,000 ~~boardings~~ per day"?
27. Chapter 5, page 21, Goal LU-14, Sustainable Practices: The term "sustainable" needs to be qualified here—or—generalized to address our environment, our economy, and our city's fiscal condition (see note 1 above).
28. Chapter 5, page 33, Main Street, line 3: "...form supports ~~many~~ transportation modes,..."
29. Chapter 5, page 33, Freeway, line 2: "...Freeways ~~providing~~ ~~provide~~ no access..."
30. Chapter 5, page 35, TR-1.7: "Require that private streets ~~are~~ ~~be~~ designed, constructed, and maintained to ~~city standards~~, providing safe, comfortable..."
31. Chapter 5, page 36, TR-1.11: This item was not included in the document adopted by our Task Force on June 7. If meant to allow a shipping port in Alviso, I suggest that it be re-worded accordingly, then be brought back for discussion by the Task Force.
32. Chapter 5, page 36, TR-1.14, third line: "...standards that ~~addresses~~ all travel modes and include ~~them~~ in the City's..."
33. Chapter 5, page 37, TR-2.3: "Ensure~~r~~ that crosswalks..."
34. Chapter 6, page 4, IP-1.1, second line: "...for a particular property. Since the ..."

35. Chapter 6, page 8, IP-2.8, second line: "...areas into complete~~r~~ urban Villages."
36. Chapter 6, page 9, IP-3, third line: "...Gas Policy~~r~~ and, as needed, refine..."
37. Chapter 6, page 18, Zoning, second line: "...for annexation~~r~~ from one..."
38. Chapter 6, page 23, IP-14.4, second line: "...during the Annual **and Major Reviews** of the..."
39. Chapter 6, page 27, Economic Development, first paragraph last line: "...level of job growth~~r~~ **for the economic and fiscal sustainability of our City and its residents and businesses.**
40. Chapter 6, page 33, San Jose Housing Trust Fund, fifth line: The word "projects" makes this sound like a cut-and-paste that didn't get corrected.
41. Chapter 6, page 36, Housing Assistance Program Directives, third line: "...through which the City ~~will~~ seeks and..."
42. General note: It is very difficult to find all references to a given subject matter in this document. For example, I still haven't been able to extend the time necessary to determine whether all of the policies/actions relating to Water that we agreed to last year have been included—they're scattered across more than one section of this document. Unless some kind of cross-referencing is included, this will likely lead to confusion, frustration, and misinterpretation for GP users.

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